

CORPORATE CHARTER APPROVAL SHEET

**** KEEP WITH DOCUMENT ****

DOCUMENT CODE TCI BUSINESS CODE _____

04-09-090337952

Close _____ Stock _____ Nonstock _____

P.A. _____ Religious _____

Merging (Transf error) _____

Surviving (Transferee) _____



1000362008547210

ID # 00000300 ACK # 1000362008547210
PAGES: 0005
RUXTON TOWERS, LLC

09/09/2015 AT 03:35 P WO # 0004533969

New Name _____

FEES REMITTED

Base Fee:	<u>20</u>
Org. & Cap. Fee:	_____
Expedite Fee:	_____
Penalty:	_____
State Recordation Tax:	_____
State Transfer Tax:	<u>11</u>
Certified Copies	_____
Copy Fee:	_____
Certificates	_____
Certificate of Status Fee:	_____
Personal Property Filings:	_____
Mail Processing Fee:	_____
Other:	<u>20</u>
TOTAL FEES:	<u>20</u>

Credit Card _____ Check ☒ Cash _____

_____ Documents on _____ Checks

Approved By: [Signature]

Keyed By: [Signature]

COMMENT(S): [Signature]

_____ Change of Name
_____ Change of Principal Office
_____ Change of Resident Agent
_____ Change of Resident Agent Address
_____ Resignation of Resident Agent
_____ Designation of Resident Agent
_____ and Resident Agent's Address
_____ Change of Business Code
_____ Adoption of Assumed Name
_____ Other Change(s)

Code 063

Attention: _____

Mail: Name and Address

VENABLE LLP
SUITE 900
750 E. PRATT STREET
BALTIMORE MD 21202

Stamp Work Order and Customer Number HERE

CUST ID:0003317389
WORK ORDER:0004533969
DATE:10-05-2015 11:04 AM
AMT. PAID:\$20.00

Office Use Only

REPORT OF TRANSFER OF CONTROLLING INTEREST

(Please read the instructions below before completing this form)

1. Type of filing: ☒ Regular ☐ Permissive

2. Date of final transfer: 8/18/2015

3. Name of Real Property Entity whose interest is being transferred: Ruxton Towers, LLC, a Maryland limited liability company

4. Mailing address for Real Property Entity: 300 East Joppa Road PL-6, Baltimore, MD 21286

5. Type of Real Property Entity: ☐ Corp ☒ LLC ☐ LP ☐ GP or Joint Venture
☐ Unincorporated REIT ☐ Other-specify

6. State of formation: Maryland

7. Total consideration for the controlling interest being transferred: \$ 0.00

8. List below the value attributable to each of the following assets:

a) Maryland Real Property	\$ 13,664,200.00
b) Non-Maryland Real Property	\$ 0.00
c) Cash	\$ 0.00
d) Securities	\$ 0.00
e) Maryland Tangible Personal Property*	\$ 0.00

*Provide SDAT personal property account # for each return:

f) Non-Maryland Tangible Personal Property	\$ 0.00
g) Other: Attach description and method of valuation	\$ 0.00

9. Gross value of Real Property Entity assets: \$ 13,664,200.00

10. Real property in Maryland directly or beneficially owned by the Real Property Entity:**Parcel 1:**

Baltimore County District 09, Account Number 8415 Bellona Lane, Towson, MD 21204
 County Name SDAT Account No. Address or brief description

Description of building/improvements: Apartment and Office Building

Title holder if different from Item 3 above: _____

Consideration attributable to the parcel: \$ 0.00**Parcel 2:***

County Name SDAT Account No. Address or brief description

Description of building/improvements: _____

Title holder if different from Item 3 above: _____

Consideration attributable to the parcel: \$ _____

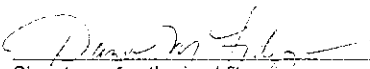
*If more than two parcels, attach a separate sheet and indicate total number of parcels: _____

11. Specify and explain any exemptions authorized by law being claimed with this filing:(Attach a separate sheet if more space is required). See attached.**12. Transfer and Recordation taxes paid with this filing:**

Item 7 amount: \$ <u>0</u> x <u>13,664,200</u> = \$ <u>0</u>	Item 8a amount	Total amount	Co. Rate	Co. Recordation
Item 9 amount: \$ <u>13,664,200</u>	\$ <u>0</u> x <u>0.5%</u> = \$ <u>0</u>	Total amount	St. Rate	State Transfer
	\$ <u>0</u> x _____ = \$ <u>0</u>	Total amount	Co. Rate	Co. Transfer

Total Taxes \$ 0Add the **\$20 filing fee** to the amount of the total taxes and make the check payable to the State Department of Assessments & Taxation.

13. I hereby declare under the penalties of perjury, pursuant to § 1-201 of the Maryland Tax-Property Code Annotated, that this filing (including any accompanying forms and attachments) has been examined by me and the information contain herein, to the best of my knowledge and belief, is true, correct and complete, that I am authorized to make this filing on behalf of the Real Property Entity, that I have accurately reported the percentage of controlling interest being transferred, that I have fully reported the consideration attributable to Maryland Real Property, and that I have answered truthfully each item of information requested on the form.


 Signature of authorized filer

4/8/15
 Date

14.) Contact information for this filing:

Dana M. Fidazzo		410.528.2348	
Name		Telephone	
750 E. Pratt Street	Baltimore	MD	21202
Address	City	State	Zip code

Attachment to Report of Transfer of Controlling Interest

11.

Under Md. Tax-Property Article § 12-117(c)(1), the transfer of a controlling interest in a real property entity is exempt from recordation tax if the transfer is exempt under Tax-Property Article § 12-108. Here, there are two transfers. The first transfer is from Nancy Hackerman, solely in her capacity as Personal Representative of the Estate of Willard Hackerman to Nancy Hackerman, Steven Hackerman and Lillian Hackerman, as Trustees of the Willard Hackerman Revocable Trust U/A dated August 1, 2002 (the "**Revocable Trust**"), which is exempt under § 12-108(dd) as a transfer from an estate. The second transfer is from Revocable Trust to Nancy Hackerman, Steven Hackerman and Lillian Hackerman, as Trustees of the Willard Hackerman Marital Trust B U/A dated January 10, 2014, which is exempt under § 12-108(ee) as a transfer to a trust. Under § 13-103(c)(2), both transfers are exempt from transfer tax because they are exempt from recordation tax under § 12-117(c).

CUST ID:0003317389
WORK ORDER:0004533969
DATE:10-05-2015 11:04 AM
AMT. PAID:\$20.00